

13-58

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TRANSFER
TAX
PAID

WARRANTY DEED
007826

GILBERT A. NADEAU, of Woodstock, County of Cherokee, and State of Georgia, for consideration paid, grant to CHRISTOPHER M. SCOTT and DAWN SCOTT, of Winslow, County of Kennebec, and State of Maine, with *Warranty Covenants*, as joint tenants, the land in Waterville, Kennebec County and State of Maine.

A certain lot or parcel of land, together with buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin marking the southwesterly corner of Lot 3; thence heading $29^{\circ} 45' 59''$ E one hundred forty-eight and five one hundredths (148.05) feet along Lot 2 to an iron pin marking the northwesterly corner of said Lot 3; thence heading $S 60^{\circ} 10' 52''$ E twenty and no one hundredths (20.00) feet along land now or formerly owned by Alden Hale Finnimore to a pin on the northerly line of said Lot 3; thence heading $S 60^{\circ} 14' 01''$ E one hundred seventy-nine and thirty-seven one hundredths (179.37) feet along land now or formerly owned by Horace Marcoux to an iron pin marking the northeasterly corner of said Lot 3; thence heading $S 29^{\circ} 45' 59''$ W one hundred eighty-nine and eighty-nine one hundredths (189.89) feet along Lot 4 to an iron pin marking the southeasterly corner of said Lot 3; thence heading along curved Pleasant Hill Drive right-of-way fifty-one and twelve one hundredths (51.12) feet to an iron pin marking point of tangency of reverse curve on curved southerly line of said Lot 3. Curve radius three hundred twenty-five and no one hundredths (325.00) feet on property line; thence heading along curved Pleasant Hill Drive right-of-way one hundred fifty-five and nine one hundredths (155.09) feet to beginning point. Curve radius three hundred and no one hundredths (300.00) feet along property line.

This conveyance is subject to a Central Maine Power Company easement fifty and no one hundredths (50.00) feet wide beginning on the easterly line and running parallel with the northerly line to the westerly line. Recorded at the Kennebec County Registry of Deeds in Book 1540, Page 197, also shown on Subdivision Plan titled Ridge Road Development Final Plat recorded June 22, 1977, in the Kennebec County Registry of Deeds in Plan File No. D77-074.

This conveyance is also subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection dated June 8, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93.

Being the same premises conveyed to Gilbert A. Nadeau by Warranty Deed of

2155

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Michael L. Balos and Angela K. Balos dated October 28, 1999 and recorded at the
Kennebec County Registry of Deeds on November 1, 1999 at Book 6090, Page 54.

WITNESS my hand and seal this day of March 5, 2002.

Gilbert A. Nadeau

State of Georgia
Cherokee, ss

March 5, 2002

Then personally appeared the above named Gilbert A. Nadeau and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Brenda A. Cheatham
Notary Public

Brenda A. Cheatham
Notary Public, Cobb County, Georgia
My Commission Expires October 1, 2004



RECEIVED KENNEBEC SS.

2002 MAR 11 PM 2:30

ATTEST: Beverly Ruston-Hollaway
ACTING REGISTER OF DEEDS